

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, February 15, 2007

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 67

Subject: NPA-06-0019.01 – East Avenue PUD – Conduct a public hearing and approve an ordinance amending Ordinance No. 040826-56, the Central Austin Combined Neighborhood Plan, an element of the Austin Tomorrow Comprehensive Plan, to establish high density-mixed use designation on the future land use map (FLUM) for the property located at 3400 N. I.H. 35 (Concordia University) Staff Recommendation To approve mixed use designation Planning Commission Recommendation. To be reviewed on February 13, 2007 Applicant Concordia University (David Kluth). Agent: Alice Glasco Consulting (Alice Glasco) and Armbrust and Brown, L.L.P. (Richard Suttle) City Staff Mark Walters, 974-7695

**Additional Backup
Material**

(click to open)

Staff_Report

For More Information:

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**NEIGHBORHOOD PLAN:** Central Austin Combined Neighborhood Plan**CASE#:** NPA-06-0019-01**PC PUBLIC HEARING DATE:** February 13, 2007**ADDRESS:** Concordia University Campus (3400 N IH-35) **AREA:** N/A**APPLICANT:** East Avenue I.G L.P.**OWNER:** Concordia Lutheran College**AGENT:** Alice Glasco Consulting (Alice Glasco)**TYPE OF AMENDMENT:** Future Land Use Map Designation

The proposed amendment would change the land use designation on the Central Austin Combined Neighborhood Planning Area (CACNPA) for the Concordia University site, 3400 North IH-35, from **Civic** to **High-Density Mixed-Use**. The change in designation will allow for the redevelopment of the Concordia University site into a mixed-use development with a floor to area ratio (FAR) of 3:01 or greater.

PLAN ADOPTION DATE: August 28, 2004**NPCD ADOPTION DATE:** August 28, 2004**STAFF RECOMMENDATION:** The staff recommendation is to offer an alternative recommendation of **MIXED-USE**.

BASIS FOR RECOMMENDATION: At the time of the plan's adoption there was no indication that Concordia University would be relocating and the site redeveloped. Consequently, the plan is silent on the campus site. The recommendation is not in conflict with the adopted neighborhood plan as a whole. The proposal to change the land use designation from Civic to Mixed-Use is consistent with the following sections of the plan:

“Objective 1.11: Preserve the traditional single-family land use in the Hancock Neighborhood.”

Staff comments. The proposal does not change the land use designation of single-family to multi-family or a non-residential

“Goal Three: Allow mixed-use development along the existing commercial corridors that is pedestrian oriented, neighborhood friendly, neighborhood scaled, and serves neighborhood needs.”

Staff comments: The site is along an existing commercial corridor. The proposal to change the land use designation is consistent with section of the plan.

BACKGROUND: The Central Austin Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 28, 2006. The boundaries of the planning area are: Lamar Boulevard and MLK Boulevard to 38th Street, 38th Street to Duval Street, Duval Street to 45th Street, 45th Street to IH-35, IH-35 to Dean Keeton Street, Dean Keeton Street to San Jacinto Street, San Jacinto Street to Speedway, Speedway to 27th Street, 27th Street to Guadalupe Street, Guadalupe Street to 21st Street, 21st Street to the alley behind the east side of University Avenue, from the alley to MLK Boulevard, and MLK Boulevard to Lamar Boulevard.

Concordia University has recently announced plans to move their centrally located campus to far west Austin off of RR 2222. As part of this move, the school is selling their central Austin location. The current buyer, East Avenue I.G L.P., plans to redevelopment the site as a dense, mixed-use project.

The applicant has met with numerous times with representatives from the neighborhood beginning in the late summer of 2006. Over the past several months it is staff understands that representatives from the neighborhood and the developer have been meeting on a *weekly* basis to discuss the particulars of the project. The neighborhood has indicated support for the general concept of mixed-use for this site. However, the neighborhood representatives and the applicant have not been able to come to an agreement of the scope and scale of any redevelopment of the campus. The proposed redevelopment locates four 240' towers in the eastern and southeastern areas of the site.

On Monday, January 8, 2007, Neighborhood Planning and Zoning Staff held a meeting that allowed the applicant to present the proposed land use amendment to the neighborhood association, neighborhood contact/neighborhood planning team, and property owners within 300' of Concordia University. After a brief presentation of the proposed land use amendment by Larry Speck, the architect for the proposed redevelopment, there was a brief discussion about the land use amendment request for HIGH-DENSITY MIXED-USE. The discussion then shifted to the heights being requested in the associated Planned Unit Development (PUD) zoning case. These discussions consumed the remainder of the meeting. At the end of the meeting, Bart Whatley, president of the Hancock Neighborhood Association, proposed an alternative land use plan for the site that apparently reflects previously held discussions of how the site will be eventually developed. His recommendation was for HIGH-DENSITY SINGLE-FAMILY for a northern portion of the site abutting existing single-family and MULTI-FAMILY for the majority of the western portion of the site that abuts offices, apartments, and a church. There were no clear recommendations for the remainder of the site offered by Mr. Whatley. A representative from the developer, Andy Sarwal, offered to hire a mediator of the neighborhood's choice to facilitate the discussions. It was reported to NPZD staff on January 30, 2007 that the applicant and the neighborhood had agreed, at the applicant's expense, to hire a design

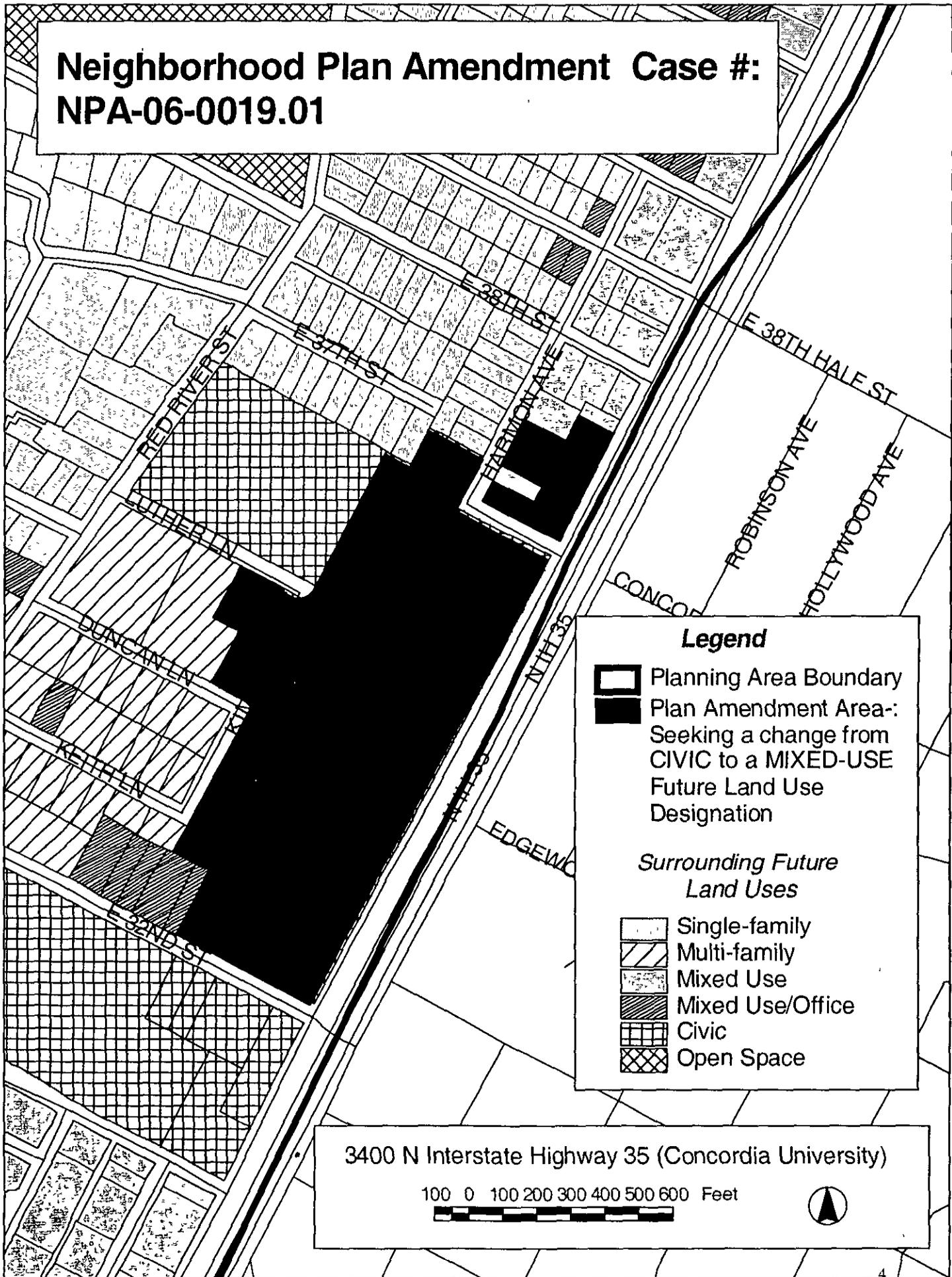
firm/consultant to facilitate discussions and that they were in the process of looking for a consultant.

Planning Commission Action: Action postponed on January 30, 2007 until February 13, 2007.

CASE MANAGERS: Mark Walters (Plan Amendment) **PHONE**: 974-7695

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**Neighborhood Plan Amendment Case #:
NPA-06-0019.01**



Legend

-  Planning Area Boundary
-  Plan Amendment Area:-
Seeking a change from
CIVIC to a MIXED-USE
Future Land Use
Designation

*Surrounding Future
Land Uses*

-  Single-family
-  Multi-family
-  Mixed Use
-  Mixed Use/Office
-  Civic
-  Open Space

3400 N Interstate Highway 35 (Concordia University)

100 0 100 200 300 400 500 600 Feet

